

043.0

0007

0006.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
479,200 / 479,200

USE VALUE:

479,200 / 479,200

ASSESSED:

479,200 / 479,200


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		PARK ST PL, ARLINGTON

OWNERSHIP

Unit #: A

Owner 1:	GORDON SARAH
Owner 2:	
Owner 3:	

Street 1: 2 PARK ST PLACE #A

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MCLELLAN CARL J/PATRICK -

Owner 2: -

Street 1: 2 PARK ST PLACE #A

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1850, having primarily Aluminum Exterior and 1396 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7106																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	479,200			479,200		197063
							GIS Ref
							GIS Ref
							Insp Date
							09/25/18

PREVIOUS ASSESSMENT **Parcel ID** 043.0-0007-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	472,100	0	.	.	472,100	472,100	Year End Roll	12/18/2019
2019	102	FV	455,800	0	.	.	455,800	455,800	Year End Roll	1/3/2019
2018	102	FV	293,300	0	.	.	293,300	293,300	Year End Roll	12/20/2017
2017	102	FV	267,400	0	.	.	267,400	267,400	Year End Roll	1/3/2017
2016	102	FV	267,400	0	.	.	267,400	267,400	Year End	1/4/2016
2015	102	FV	247,200	0	.	.	247,200	247,200	Year End Roll	12/11/2014
2014	102	FV	235,900	0	.	.	235,900	235,900	Year End Roll	12/16/2013
2013	102	FV	235,900	0	.	.	235,900	235,900		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLELLAN CARL J	68458-430		11/22/2016	Estate/Div	480,000	No	No		
MCLELLAN CARL J	35453-539		5/13/2002	Family	100	No	No		
MCLELLAN CARL J	25512-292		7/26/1995			No	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/8/1999	174	Manual	2,700					REPLACE WINDOWS	9/25/2018	Measured	DGM	D Mann					
3/30/1999	155	Manual	6,525					REROOF/GUTTERS	1/17/2009	Meas/Inspect	372	PATRIOT					
									5/6/2000	Inspected	197	PATRIOT					
									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	N - NONE

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

CONDO CONVERSION 1995, Building Number 1.

SKETCH

Undisplayed Areas:
GLA: 1396

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1850
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	102						

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6 BRs: 3 Baths: 2 HB	

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	55.000000000
Name:	148 - 7106

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	31	%	

CALC SUMMARY

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr: 438.03
Special Features: 0	Val/Su Net: 343.27
Final Total: 479200	Val/Su SzAd 343.27

REMODELING**RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	6
3	

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,396	398.210	555,901						
Size Ad	1396	Gross Are	1396	FinArea	1396					

IMAGE

AssessPro Patriot Properties, Inc